

**107, 8715 109 Street  
Grande Prairie, Alberta**

**MLS # A2178194**



**\$13 per sq.ft.**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,190 sq.ft.

**Zoning:** IB

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** n/a

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

This versatile 3190 Sq Ft SHOP/OFFICE is located in the very desirable Richmond industrial park, just off very busy 108 Street (Highway 40). Lots of paved parking front and back in this well managed business condo complex. Private offices and open work spaces with bathrooms on both main level and upstairs. Shop bay measures 22' W x 32' L' and has a large powered 12' W x 14' H overhead door. Well equipped with 225 amp three phase electric service plus floor drain. Base Rent is \$3455.83 per month plus Additional Rent of \$1519.96 for a Total Monthly Payment of \$4975.79 plus GST. Rent includes water/sewer and snow removal. This space is also available for Sale (MLS A2178197) or Rent to Own.